



**Naylor Avenue, Gotham Nottingham NG11 0HS**



**welcome to**

**Naylor Avenue, Gotham Nottingham**

William h brown have pleasure in advertising this EXCELLENT four-bedroom detached home, finished to a good standard throughout, situated down a quiet cul-de-sac in the popular VILLAGE of Gotham.



### Entrance Hall

Door to front aspect, window to front aspect, doors leading to:

### Cloakroom

Mid level WC, wash hand basin, tiled flooring and splashback, radiator, window to front aspect.

### Living Room

19' 11" x 11' 11" ( 6.07m x 3.63m )

Television and telephone point, woodburner, radiator, tiled flooring, window to front aspect, bi-fold doors to rear garden, opens to dining area.

### Dining Area

19' 11" x 9' ( 6.07m x 2.74m )

Tiled flooring, radiator, windows to front and rear aspect

### Kitchen

15' 3" x 12' 6" Max ( 4.65m x 3.81m Max )

Fitted with wall and base units with Quartz surfaces over, double oven, induction hob, extractor fan, integral dishwasher and washing machine, 1 and 1/2 bowl sink, window to rear aspect

### Landing

Window to front aspect, radiator, door to all bedrooms and bathroom

### Bedroom One

17' 2" x 8' 11" ( 5.23m x 2.72m )

Window to front and rear aspect, fitted wardrobes, radiator, television point

### Bedroom Two

12' 7" x 8' 8" ( 3.84m x 2.64m )

Window to rear aspect, radiator

### Bedroom Three

8' 4" x 9' 11" plus wardrobe ( 2.54m x 3.02m plus wardrobe )

Built in wardrobe. window to front aspect, radiator

### Bedroom Four

12' x 6' 8" ( 3.66m x 2.03m )

Window to front aspect, radiator

### Bathroom

WC, vanity unit, bath with mixer taps, shower cubicle, heated towel rail, extractor fan, tiled flooring and splashback

### External

The front of the property offers a brickweave driveway, providing parking for up to four vehicles. The rear garden is fully enclosed, laid with artificial turf, with a timber decking area, paved patio area, raised borders and summer house with power and lighting facilities.



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## Naylor Avenue, Gotham Nottingham

- FOUR BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS
- FOUR EXCELLENT SIZED BEDROOMS
- LARGE, LOW MAINTENANCE REAR GARDEN
- QUIET CUL-DE-SAC LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in the region of

**£535,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WBF103783 - 0005

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